

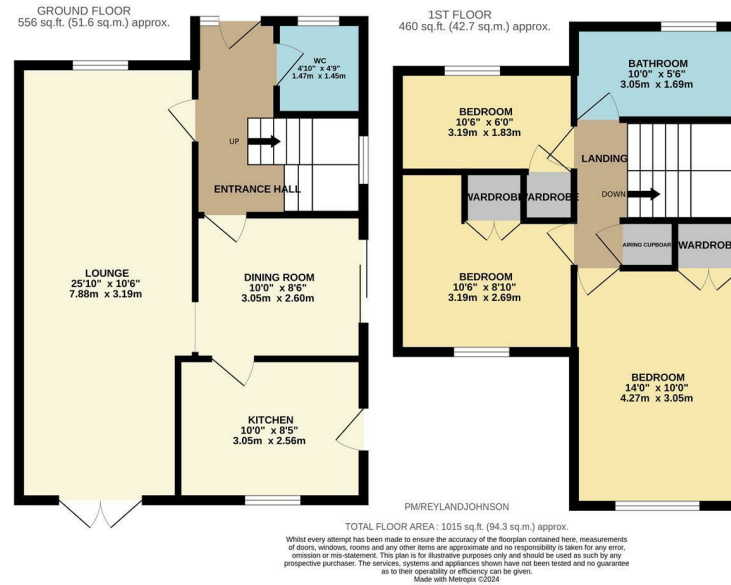


Paddock Mead, Harlow, CM18 7RS  
Guide Price £475,000

3 1 2 D

# Paddock Mead, Harlow, CM18 7RS

**\*\*Guide Price £475,000 - £500,000\*\*** Offered with no onward chain is a highly sought after three bedroom detached family home in the desirable turning of Paddock Mead, which includes a large driveway and detached garage. On the ground floor there is an entrance hallway leading to a huge living room, an open plan dining room and kitchen with a range of fitted wall and base units, plus a cloakroom/WC. Upstairs there are three bedrooms, all with fitted wardrobes and a family bathroom with a three piece suite. Outside the westerly rear garden is mainly laid to lawn, with a patio courtyard area, brick built shed, access to the garage and side access to the large front garden and driveway. Paddock Mead is located just off Paringdon Road and sides on to Parndon Wood Nature Reserve, plus there are excellent local schools and shops close by.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(81-91) <b>B</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk